
CAPITAL IMPROVEMENT PLAN

VILLAGE OF ELKTON HURON COUNTY, MICHIGAN



PREPARED BY:



JUNE 2021

PROJECT ID NUMBER: 129658SG2020

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VILLAGE OFFICIALS

Village Council Members

Dan Armbruster – President
Bridgette McCarty – President Pro-Tem
Phyllis Baranski – Clerk/Treasurer

Trustees

Deena Jobes
Craig Genow
Agnes Kosinski
Gail Schember
Chris Parrish

Committees

Budget & Finance:	Deena Jobes, Chairman	Agnes Kosinski	Dan Armbruster
Police & Ambulance:	Craig Genow, Chairman	Gail Schember	Dan Armbruster
Labor Relations:	Gail Schember, Chairman	Bridgette McCarty	Dan Armbruster
Park & Recreation:	Agnes Kosinski, Chairman	Craig Genow	Dan Armbruster
Planning & Ordinance:	Chris Parrish, Chairman	Deena Jobes	Dan Armbruster
DPW/Public Works:	Bridgette McCarty, Chairman	Chris Parrish	Dan Armbruster

ABOUT ELKTON

Elkton is a small village in the thumb area of Michigan. The Village encompasses 1 square mile, and it provides industrial and some commercial employment for the residents and surrounding area. The property surrounding Elkton is rural and agricultural in nature. The area outside of Elkton is sparsely populated so the parks in Elkton serve, Colfax Township to the East, Chandler Township to the North, Winsor Township to the West and Grant Township to the South. The Village sits in the middle of Oliver Township. State Highway M-142 carries traffic to Elkton from all parts of the county.

According to the 2000 U.S. Census, the population of Elkton is 863. The 2010 Census for the Village of Elkton shows a decrease of approximately 55 people to 808. Other selected demographic data regarding the Village of Elkton is shown below. One interesting piece of data is that Elkton's median age is 36.3 years.

SELECTED CENSUS DATA FOR COMPARISON IN ELKTON AND MICHIGAN

	ELKTON	MICHIGAN
• Population – 2000 Census	863	9,938,444
• Population – 2010 Census	808	9,884,133
• % of Population 65 & Older	15.47%	15.4%
• % of Population under 18	18.32%	22.4%
• Median Age	36.3	39.6
• %Bachelor's Degree or Higher	24%	25.9%
• Median Household Income	\$42,534	\$48,273
• Per capita Income	\$22,572	\$25,681
• Average Household Size	2.32	2.53
• Median Housing	\$77,046	\$117,500

Village Mission & Vision Concepts

Mission Statement

It is the mission of Village of Elkton to be a well-managed, environmentally conscious and fiscally responsible appealing community in mid-Michigan. We will encourage and advocate for an environment for living and working that is founded upon a strong community spirit of trust, broad-based citizen involvement, and dignity and respect for all regardless of ethnic, social, or economic backgrounds.

Vision Statements

The Village preserves and enhances its character and quality of life, and will be responsive to the changing needs of the residents and environment in a fiscally responsible manner.

The Village will be an outstanding example of a well-managed, planned community which protects and enhances its historical heritage, residential neighborhoods, farming and natural resources, open spaces and recreational areas. The Village fosters well-planned business and commercial districts, encompassing a variety of retail, service and manufacturing establishments.

A strong commitment will be made to public health and safety, the maintenance of our infrastructure, and the conservation of our open spaces and natural resources, and where and when applicable, environmentally “green” practices will be utilized. Community services are distinguished by a strong commitment to quality, efficiency and outstanding public facilities, supported by reasonable property tax rates and/or fees.

The Village will be known for its promotion of dignity, respect, and cooperation among residents regardless of ethnic, social, or economic backgrounds, as well as will be known for its promotion of cooperation among businesses, community agencies, and other units of government.

Program Description & Summary

What is the 6-Year Capital Improvement Plan?

The information that follows represents Village of Elkton’s 6-Year Capital Improvement Plan. Projects have been identified that need to be addressed over the next six fiscal years. The plan serves as a crucial planning component within the Village’s overall operational management structure. The program provides important information that aids in maintaining the Village’s critical infrastructure as well as the equipment needed to carry out the delivery of services to the community.

What is a Capital Project?

A capital project has been identified by the Village as any project that exceeds \$5,000 and has an estimated useful life greater than three (3) years. This includes items like ambulance vehicles, DPW trucks, water and sewer extensions, parks and recreation equipment and office equipment. This Capital Improvement Plan identifies those projects that meet the criteria above that will be addressed in the next six years.

How is the Plan Developed?

The Village has a Capital Improvements Planning Committee. Its members include the following: Lonnie Schulz, Phyllis Baranski, and Daniel Armbruster added to the plan where appropriate. Once a final proposed document has been completed, the plan is distributed to the Village Planning Commission for their review and recommendation to the Village Council. The plan will then be submitted to the Village Council meeting, where citizen input will be sought. The Village Board adopts the final version at the annual budget hearing.

How is the 6-Year Capital Improvement Program Organized?

The plan is developed on a departmental basis. Summaries for the overall plan are listed by department in order to help analyze the impact to each fund within the Village. The summaries that follow on the next several pages will highlight the annual cost of projects for each department per year, as well as summarize the sources of funding that have been identified each year to complete the related slate of projects.

Plan Summary

On a departmental basis, the 6-Year Capital Improvement Program includes the following request levels, presented by fiscal year:

CAPITAL IMPROVEMENT PLAN
VILLAGE OF ELKTON
PROJECT SCORE SUMMARY
PRIORITY RANKING AND PROPOSED BUDGET



PROJECT NAME	DEPARTMENT	2022	2023	2024	2025	2026	2027
MANHOLE LINING ON MILL STREET	WATER & SEWER	\$7,500					
MULLEN STREET PAVEMENT	LOCAL STREETS	\$625,000					
3500 SERIES DUMP TRUCK W/BLADE	GENERAL	\$65,000					
MULLEN STREET BUILDING REMODEL	GENERAL	\$5,000					
YORK STREET POINT REPAIR	WATER & SEWER		\$17,500				
MCKINLEY STREET PAVING/STORM DRAIN	LOCAL STREETS		\$230,000				
FORD PICKUP	GENERAL		\$30,000				
Ackerman Park Improvement Grant Match	GENERAL		\$100,000				
MAIN STREET WATER	WATER & SEWER			\$445,000			
N. MAIN STREET RAILROAD TRACKS TO M-142	MAJOR STREETS			\$800,000			
JOHN DEERE BACKHOE	GENERAL			\$130,000			
MAIN STREET POCKET PARK	DDA			\$90,000			
POLICE CAR	GENERAL				\$50,000		
HOFFMAN STREET SANITARY SEWER IMPROVEMENTS	WATER & SEWER				\$30,000		
KODIAK PLOW TRUCK	GENERAL				\$190,000		
COUNCIL ROOM REMODEL	GENERAL				\$5,000		
WEST MCKINLEY STREET	LOCAL STREETS					\$675,000	\$250,000
MCKINLEY STREET SANITARY SEWER REPAIR	WATER & SEWER					\$22,000	\$650,000
BROWN STREET - N. MAIN TO WELL HOUSE	GENERAL					\$450,000	
FRONT BATHROOM ACKERMAN PARK	GENERAL					\$5,000	
STREET SWEEPER	GENERAL					\$260,000	
TOTALS		\$702,500	\$377,500	\$1,465,000	\$275,000	\$1,412,000	\$900,000

**2022 ACTUAL BUDGET
 2023 THRU 2027 PROJECT BUDGET**

	2022	2023	2024	2025	2026	2027
General Fund	\$531,800.00	\$593,500.00	\$605,400.00	\$617,500.00	\$629,800.00	\$642,400.00
Ambluance Fund	\$204,000.00	\$209,100.00	\$213,300.00	\$217,600.00	\$221,900.00	\$226,400.00
DDA Fund	\$7,700.00	\$7,900.00	\$8,100.00	\$8,200.00	\$8,400.00	\$8,600.00
Water & Sewer Fund	\$133,600.00	\$136,300.00	\$139,000.00	\$141,800.00	\$144,600.00	\$147,500.00
Cemetery Fund	\$17,200.00	\$17,600.00	\$18,000.00	\$18,400.00	\$18,800.00	\$19,200.00
Major Street Fund	\$71,900.00	\$73,400.00	\$74,900.00	\$76,400.00	\$77,900.00	\$79,500.00
Local Street Fund	\$201,500.00	\$205,500.00	\$209,600.00	\$213,800.00	\$213,800.00	\$222,500.00
TOTALS	\$1,167,700.00	\$1,243,300.00	\$1,268,300.00	\$1,293,700.00	\$1,315,200.00	\$1,346,100.00

A 2 % increase was applied to each fund category starting from the 2022 Budget Summary and rounded to the nearest \$100.00.

Projects by Fiscal Year

The following tables identify specific projects that have been requested in each of the six fiscal years included in the current capital improvement plan. The table lists the department that is making the request, the name of the project, the estimated cost, and then the funding source.

Project Priority

The priority of each project is determined by the funding source and fiscal year these projects are placed in. Each fund prioritized project is independent unless there is potential to cross utilize and leverage funds from multiple sources. This primarily occurs between the water and sewer fund and the major and local street funds, within each fund therefore the earlier the year the project is placed in the fund the higher priority each project has.

Village of Elkton
2022 – 2027
Capital Improvement Plan

PLAN YEAR: 2022-2023			
DEPARTMENT	PROJECT	COST	FUNDING SOURCE
Sewer	Manhole Lining on Mill St	\$7,500.00	Water & Sewer
Streets	Mullen St Pavement & Storm	\$625,000.00	Local Streets
Equipment	3500 Series Dump Truck w/Blade	\$65,000.00	General Fund
Buildings/Grounds	Mullen St. Building Remodel	\$5,000.00	General Fund
TOTAL FOR FY 2022-2023		\$702,500.00	
PLAN YEAR: 2023-2024			
DEPARTMENT	PROJECT	COST	FUNDING SOURCE
Sewer	York St. Point Repairs	\$17,500.00	Water & Sewer
Streets	W. McKinley St. Paving/Storm Drains	\$230,000.00	Local Streets
Equipment	Ford Pickup	\$30,000.00	General Fund
Parks	Ackerman Park Improvements Grant Match	\$100,000.00	General Fund
TOTAL FOR FY 2023-2024		\$377,500.00	
PLAN YEAR: 2024-2025			
DEPARTMENT	PROJECT	COST	FUNDING SOURCE
Water	Main St Water Main	\$445,000.00	Water & Sewer
Streets	N. Main Street - RR tracks to M-142	\$800,000.00	Major Streets
Equipment	John Deere Backhoe	\$130,000.00	General Fund
Parks	Main Street Pocket Park	\$90,000.00	DDA
TOTAL FOR FY 2024-2025		\$1,465,000.00	
PLAN YEAR: 2025-2026			
DEPARTMENT	PROJECT	COST	FUNDING SOURCE
Police	Police Car	\$50,000.00	General Fund
Sewer	Hoffman St Sanitary Sewer Improvements	\$30,000.00	Water & Sewer
Equipment	Kodiak Plow Truck	\$190,000.00	General Fund
Buildings/Grounds	Council Room Remodel	\$5,000.00	General Fund
TOTAL FOR FY 2025-2026		\$275,000.00	
PLAN YEAR: 2026-2027			
DEPARTMENT	PROJECT	COST	FUNDING SOURCE
Streets	West McKinley Street	\$675,000.00	Local Street
Streets	Brown St N. Main to well house	\$450,000.00	Local Street
Sewer	McKinley St Sanitary Sewer Repair	\$22,000.00	Water and Sewer
Buildings/Grounds	Front Bathroom Ackerman Park	\$5,000.00	General Fund
Equipment	Street Sweeper	\$260,000.00	General Fund
TOTAL FOR FY 2026-2027		\$1,412,000.00	
PLAN YEAR: 2027-2028			
DEPARTMENT	PROJECT	COST	FUNDING SOURCE
Sewer	Mullen Street Sanitary Sewer Replacement	\$650,000.00	Water & Sewer
Streets	Mullen Street Pavement & Storm	\$250,000.00	Local Streets
TOTAL FOR FY 2027-2028		\$900,000.00	

Projects by Department

The following tables identifies project that have been identified by the Villages Departments broken down over the six-year period. The table lists the project and the cost for each of the six years.

GENERAL FUND	COST
PLAN YEAR: 2022-2023	
3500 Series Dump Truck w/Black	\$65,000.00
Mullen St. Building Remodel	<u>\$5,000.00</u>
TOTAL FOR PLAN YEAR 2022-2023	\$70,000.00
PLAN YEAR: 2023-2024	
Ford Pickup	\$30,000.00
Ackerman Park Improvements Grant Match	<u>\$100,000.00</u>
TOTAL FOR PLAN YEAR 2023-2024	\$130,000.00
PLAN YEAR: 2024-2025	
John Deere Backhoe	\$130,000.00
TOTAL FOR PLAN YEAR 2024-2025	\$130,000.00
PLAN YEAR: 2025-2026	
Kodiak Plow Truck	\$190,000.00
Council Room Remodel	<u>\$5,000.00</u>
TOTAL FOR PLAN YEAR 2025-2026	\$195,000.00
PLAN YEAR: 2026-2027	
Police Car	\$50,000.00
Street Sweeper	\$260,000.00
Front Bathroom Ackerman Park	<u>\$5,000.00</u>
TOTAL FOR PLAN YEAR 2026-2027	\$315,000.00
PLAN YEAR: 2027-2028	
	\$0.00
TOTAL FOR PLAN YEAR 2027-2028	\$0.00
TOTAL FOR GENERAL FUND	\$840,000.00

Village of Elkton
 2022 – 2027
 Capital Improvement Plan

Project Identified - Downtown Development Authority Fund	COST
PLAN YEAR: 2022-2023	
TOTAL FOR PLAN YEAR 2022-2023	\$0.00
PLAN YEAR: 2023-2024	
TOTAL FOR PLAN YEAR 2023-2024	\$0.00
PLAN YEAR: 2024-2025 Main Street Pocket Park	\$90,000.00
TOTAL FOR PLAN YEAR 2024-2025	\$90,000.00
PLAN YEAR: 2025-2026	
TOTAL FOR PLAN YEAR 2025-2026	\$0.00
PLAN YEAR: 2026-2027	\$0.00
TOTAL FOR PLAN YEAR 2026-2027	\$0.00
PLAN YEAR: 2027-2028	\$0.00
TOTAL FOR PLAN YEAR 2027-2028	\$0.00
TOTAL FOR DDA FUND	\$90,000.00

Project Identified - Ambulance Fund	COST
PLAN YEAR: 2022-2023	
TOTAL FOR PLAN YEAR 2022-2023	\$0.00
PLAN YEAR: 2023-2024	
TOTAL FOR PLAN YEAR 2023-2024	\$0.00
PLAN YEAR: 2024-2025	\$0.00
TOTAL FOR PLAN YEAR 2024-2025	\$0.00
PLAN YEAR: 2025-2026	
TOTAL FOR PLAN YEAR 2025-2026	\$0.00
PLAN YEAR: 2026-2027	\$0.00
TOTAL FOR PLAN YEAR 2026-2027	\$0.00
PLAN YEAR: 2027-2028	\$0.00
TOTAL FOR PLAN YEAR 2027-2028	\$0.00
TOTAL FOR AMBULANCE FUND	\$0.00

Village of Elkton
 2022 – 2027
 Capital Improvement Plan

<u>Projects Identified - Water & Sewer Fund</u>	<u>COST</u>
PLAN YEAR: 2022-2023 Manhole Lining on Mill Street	\$7,500.00
TOTAL FOR PLAN YEAR 2022-2023	\$7,500.00
PLAN YEAR: 2023-2024 York Street Point Repair	\$17,500.00
TOTAL FOR PLAN YEAR 2023-2024	\$17,500.00
PLAN YEAR: 2024-2025 Main Street Water Main	\$445,000.00
TOTAL FOR PLAN YEAR 2024-2025	\$445,000.00
PLAN YEAR: 2025-2026 Mill Street Sanitary Sewer Repairs	\$8,000.00
TOTAL FOR PLAN YEAR 2025-2026	\$8,000.00
PLAN YEAR: 2026-2027 McKinley Street Sanitary Sewer Repair Hoffman St Sanitary Sewer Improvements Brown Street Sanitary Sewer Repairs TOTAL FOR PLAN YEAR 2026-2027	\$22,000.00 \$30,000.00 <u>\$8,000.00</u> \$60,000.00
PLAN YEAR: 2027-2028 Mullen Street Sanitary Sewer Replacement TOTAL FOR PLAN YEAR 2027-2028	<u>\$650,000.00</u> \$650,000.00
TOTAL FOR WATER AND SEWER	\$1,188,000.00

Projects Identified - Cemetary Fund	COST
PLAN YEAR: 2022-2023	\$0.00
TOTAL FOR PLAN YEAR 2022-2023	\$0.00
PLAN YEAR: 2023-2024	\$0.00
TOTAL FOR PLAN YEAR 2023-2024	\$0.00
PLAN YEAR: 2024-2025	\$0.00
TOTAL FOR PLAN YEAR 2024-2025	\$0.00
PLAN YEAR: 2025-2026	\$0.00
TOTAL FOR PLAN YEAR 2025-2026	\$0.00
PLAN YEAR: 2026-2027	\$0.00
TOTAL FOR PLAN YEAR 2026-2027	\$0.00
PLAN YEAR: 2027-2028	\$0.00
TOTAL FOR PLAN YEAR 2027-2028	\$0.00
TOTAL FOR CEMETARY	\$0.00

Village of Elkton
2022 – 2027
Capital Improvement Plan

Project Identified - Major Streets	COST
PLAN YEAR: 2022-2023	
	\$0.00
TOTAL FOR PLAN YEAR 2022-2023	\$0.00
PLAN YEAR: 2023-2024	
	\$0.00
TOTAL FOR PLAN YEAR 2023-2024	\$0.00
PLAN YEAR: 2024-2025	
N. Main Street at RR tracks to M-142	\$800,000.00
TOTAL FOR PLAN YEAR 2024-2025	\$800,000.00
PLAN YEAR: 2025-2026	
TOTAL FOR PLAN YEAR 2025-2026	\$0.00
PLAN YEAR: 2026-2027	
Hoffman Street Sewer Improvements	\$30,000.00
TOTAL FOR PLAN YEAR 2026-2027	\$30,000.00
PLAN YEAR: 2027-2028	
TOTAL FOR PLAN YEAR 2027-2028	\$0.00
TOTAL FOR MAJOR STREET	\$830,000.00

Projects Identified - Local Streets	COST
PLAN YEAR: 2022-2023	
Mullen Street Pavement	\$625,000.00
TOTAL FOR PLAN YEAR 2022-2023	\$625,000.00
PLAN YEAR: 2023-2024	
W. McKinley St. Paving/Storm Drains	\$230,000.00
TOTAL FOR PLAN YEAR 2023-2024	\$230,000.00
PLAN YEAR: 2024-2025	
TOTAL FOR PLAN YEAR 2024-2025	\$0.00
PLAN YEAR: 2025-2026	
TOTAL FOR PLAN YEAR 2025-2026	\$0.00
PLAN YEAR: 2026-2027	
West McKinley Street	\$675,000.00
Brown St. (N. Main to well house)	<u>\$450,000.00</u>
TOTAL FOR PLAN YEAR 2026-2027	\$1,125,000.00
PLAN YEAR: 2027-2028	
Mullen Street Pavement & Storm	<u>\$250,000.00</u>
TOTAL FOR PLAN YEAR 2027-2028	\$250,000.00
TOTAL FOR LOCAL STREETS	\$2,230,000.00